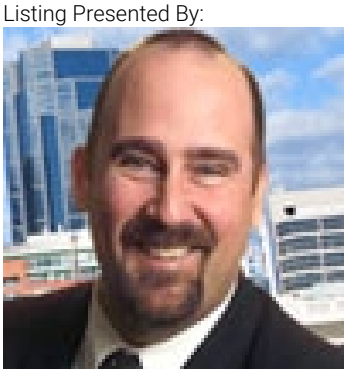


0 5; 2; 22; 1; SW Rural Foothills County Alberta

$595,000

3.69? ACRES OF PURE POTENTIAL IN THE BEAUTIFUL FOOTHILLS OF SOUTHERN ALBERTA!!! WELCOME to this EXCEPTIONAL PARCEL, where OPEN MEADOWS, GENTLY ROLLING COUNTRYSIDE + WIDE-OPEN HORIZONS create a PICTURESQUE SETTING to bring your vision to life!!! Surrounded by GOLDEN FIELDS, MATURE TREE LINES + CHARMING NEIGHBOURING ACREAGES, this property captures the NATURAL BEAUTY + TRANQUILLITY of RURAL ALBERTA, offering the SPACE, PRIVACY + FREEDOM you've been searching for. PERFECTLY POSITIONED just off FULLY PAVED 242 AVENUE W, enjoy the best of both worlds--PEACEFUL ACREAGE LIVING w/CONVENIENT ACCESS to the city! ONLY 10 MINS TO STONEY TRAIL, w/PRIDDIS, CALGARY + THE ROCKY MOUNTAINS all within easy reach! Imagine designing your CUSTOM-BUILT HOME to take advantage of the BEAUTIFUL SURROUNDINGS, creating inviting OUTDOOR LIVING SPACES + watching SPECTACULAR ALBERTA SUNSETS paint the evening sky. READY FOR YOUR VISION, the property features a NEW 80-FT DRILLED WELL, PROFESSIONALLY TESTED AT 15 GPM, w/POWER ACROSS THE ROAD, NATURAL GAS AT THE LOT LINE + A BRAND NEW APPROACH. CR ZONING offers EXCITING POSSIBILITIES to build your IDEAL RESIDENCE w/UP TO 4 OUTBUILDINGS TOTALING 3,075 SQ. FT., perfect for a WORKSHOP, GARAGE, EQUIPMENT STORAGE + MORE! HAVE HORSES? The parcel can accommodate UP TO 3 ANIMAL UNITS, providing the opportunity to embrace an EQUESTRIAN LIFESTYLE!!! All subject to applicable county approvals. Enjoy the SERENITY of rural living without sacrificing EVERYDAY CONVENIENCE--approximately 10 MINS TO RED DEER LAKE SCHOOL (K-9), 22 MINS TO ESFCHS HIGH SCHOOL (10-12) + JUST 15 MINS TO GROCERIES, RESTAURANTS, SHOPPING + SERVICES at TOWNSHIP SHOPPING CENTRE in LEGACY. Situated within a DARK SKY PRESERVE AREA, the beauty continues long after sunset, w/STARRY NIGHT SKIES + a PEACEFUL ATMOSPHERE far removed from the hustle of city life!!! Whether you're envisioning a PRIVAT...

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